

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



+ 50.0%

- 50.0%

- 47.7%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Marcy Holmes

	August			Rolling 12 Months		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	2	3	+ 50.0%	49	44	-10.2%
Closed Sales	4	2	-50.0%	35	30	-14.3%
Median Sales Price*	\$416,250	\$217,500	-47.7%	\$415,000	\$352,500	-15.1%
Average Sales Price*	\$461,500	\$217,500	-52.9%	\$520,339	\$494,991	-4.9%
Price Per Square Foot*	\$269	\$191	-28.9%	\$307	\$301	-2.1%
Percent of Original List Price Received*	97.9%	95.2%	-2.8%	97.8%	93.6%	-4.3%
Days on Market Until Sale	85	54	-36.5%	68	109	+ 60.3%
Inventory of Homes for Sale	12	9	-25.0%	--	--	--
Months Supply of Inventory	4.4	3.7	-15.9%	--	--	--

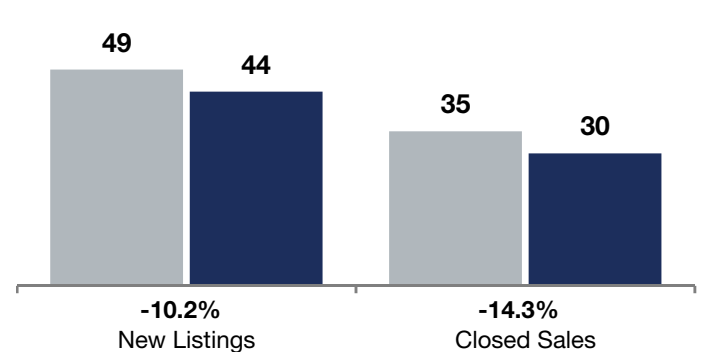
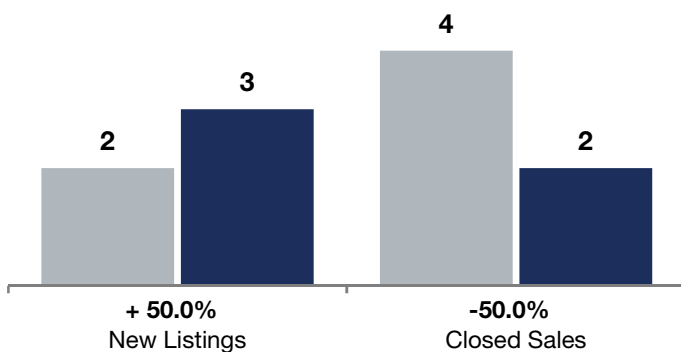
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August

■ 2025 ■ 2026

Rolling 12 Months

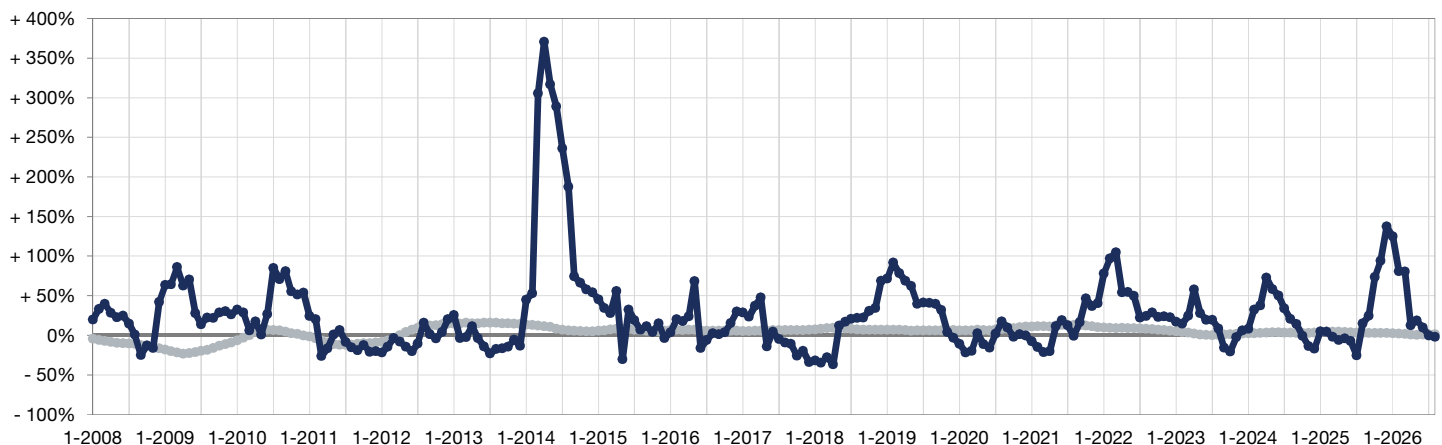
■ 2025 ■ 2026



Change in Median Sales Price from Prior Year (6-Month Average)**

16-County Twin Cities Region

Marcy Holmes



** Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period.